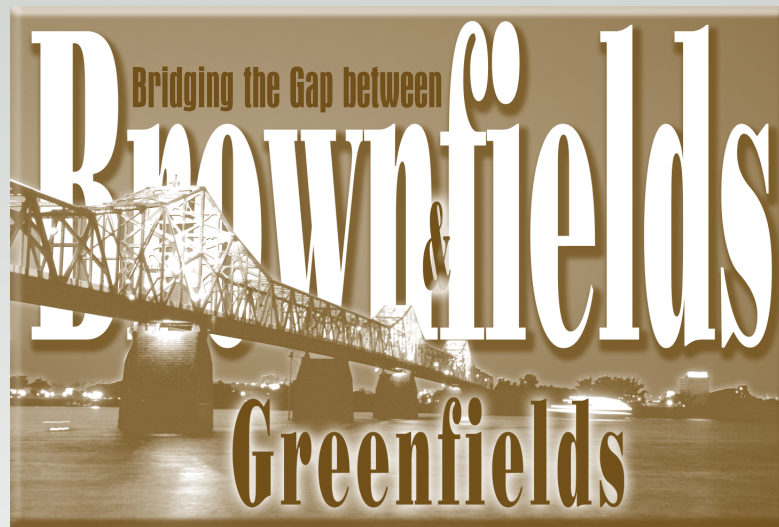


**B**rownfields is a hot topic, but even hotter is the relationship between brownfields and greenfields. Encouraging brownfields redevelopment can help with the concerns of urban sprawl by reducing the need to develop greenfields, such as farmland. However, not everyone is convinced that brownfields redevelopment is the solution, or that even a problem exists that needs a solution. Although various incentives exist, most efforts seem to address brownfields redevelopment and green space protection as unrelated activities. Effective ways must exist to bridge the gap between those in the "brownfields camp" and those in the "greenfields camp."

Perhaps not yet widely known in Indiana is a regional project called BRIDGES, which helps address that gap. BRIDGES is a multi-sector collaborative project that evolved over two years, beginning in 1996. The goal is to promote and link brownfields redevelopment and greenfields protection in the states and provinces surrounding the Great Lakes. The partnership includes the Great Lakes Commission, the Council of Great Lakes Industries and the National Wildlife Federation-Great Lakes Natural Resource Center. Utilizing research, policy analysis and community outreach to link brownfields and greenfields, BRIDGES supports the common goals of economic development, environmental protection and efficient land use.

Sustainable development in the Great Lakes region is the main priority. This project has developed a strategy for bridging brownfields redevelopment and greenfields protection so that the two concepts compliment one another. A BRIDGES web site also links these concepts under the framework of sustainable land use. See

[www.glc.org/bridges](http://www.glc.org/bridges).

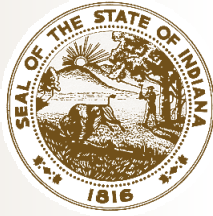


In Indiana, several innovative organizations are working together to promote land use that balances sustainability, private landowner rights, and economic development. The Indiana Brownfields Program, Interagency Brownfields Task Force, Indiana Land

Resources Council (ILRC), the recently formed Indiana Land Use Forum, and newly created Shoreline Trust Fund are among those organizations that recognize the strong link between brownfields redevelopment and greenspace preservation and are joining efforts to bridge the gap.

See the Current Activities section for a more detailed look at the ILRC.

## Indiana Land Resources Council



An important state legislative tool that has helped to further brownfields redevelopment is the Indiana Land Resources Council (ILRC), which the Indiana General Assembly established during the 1999 legislative session. The purpose of the ILRC, according to Indiana Code 15-7-9-6 is to: (1) collect information; and (2) provide educational assistance, technical assistance, and advice to local governments regarding land use strategies across the state.

The ILRC members represent a diverse set of interests in order to address the complexity of land use issues. The nine seats on the ILRC represent county government, municipal government, farm owners, home building and land development, business, the environment, academia, soil and water conservation districts, and forestry. The Governor appoints each member, and not more than five of the nine members may be of the same political party. The term of membership is four years.

Land use is a very complex puzzle. Brownfields redevelopment is a big piece of the puzzle that seems like an obvious fit, though is often lost among

the many other pieces. The following statements reflect the Council's approach to land use issues in Indiana.

- *Land is a limited resource, and decisions resulting in land use change are very difficult to reverse.*
- *Agriculture and forestry are vital environmental and economic components and should have a high priority.*
- *Community vitality depends on strong residential, commercial, educational and recreational components.*
- *Communities should be allowed to grow. Sustainable development is a priority.*
- *Urban redevelopment, including Brownfields, can provide a viable option for meeting a community's long-term land use needs.*
- *Choices about the future use of land should be made thoughtfully and in the context of plans that address the balancing of human needs and natural systems.*
- *The tradition of local control of planning and zoning in Indiana should continue, but there must be cooperation and communication among local, regional and state agencies and organizations to ensure an integrated approach.*

- *Owning land provides certain individual rights but also brings a responsibility to the community. We must seek a balance between private property rights and the common good.*
- *Planning for growth must be undertaken with sensitivity and awareness for the good of tomorrow's generations.*

So what does all of this mean? The bottom line is that the decisions that we make today will shape the future of our communities. Essentially, brownfields should be redeveloped. Redeveloping brownfields reduces the pressure for the expansion of additional development to farmlands and other greenfields. By working together, all of the pieces can be used to complete the land use puzzle.

If you would like more information about the ILRC, please contact:

Joe Tutterrow, Director  
Indiana Land Resources Council  
[jtutterrow@commerce.state.in.us](mailto:jtutterrow@commerce.state.in.us)

ILRC Homepage  
<http://www.state.in.us/oca/land.html>

## In Brief

### **New U.S. EPA Brownfields Assessment Demonstration Pilots in Indiana**



The cities of LaPorte and Michigan City were two of 36 communities nationwide that were recently awarded pilot grants by the U.S. Environmental Protection Agency (EPA) to facilitate brownfields assessment and cleanup efforts. Both of these \$200,000 two-year grants are to help the pilot communities test assessment models and facilitate coordinated assessment and cleanup efforts at the federal, state, and local levels. An additional \$50,000 was available to some communities to assess the contamination of a brownfield site(s) that is or will be used for greenspace purposes. In general, greenspace purposes may include, but are not limited to, parks, playgrounds, trails, gardens, habitat restoration, open space, and/or greenspace preservation.

The city of LaPorte plans to apply the awarded grant, including the additional \$50,000 greenspace initiative funds, to its LaPorte Redevelopment Project and surrounding neighborhoods. Two state brownfields site assessment grants have been

previously awarded to address the five primary parcels that comprise the "Redevelopment Project." This federal pilot funding will supplement the state funding for additional brownfields activities in the area.

The city of Michigan City intends to use the awarded grant to help clean up two existing brownfield properties. Additional work appears to be needed in the area as part of the city's "RENEW" project. The city also received an additional \$50,000 to be used towards the creation of a Nature Park.

Both cities have demonstrated their commitments to redeveloping brownfields by having taken advantage of the Indiana Brownfields Program in some capacity. IDEM, along with other state agencies, is committed to providing technical assistance and coordination of its programs to help remove the environmental barriers to the redevelopment of brownfield properties. Indiana now has a total of eight EPA pilots and will continue to support these pilot communities, as well as other communities' efforts to receive such federal assistance as appropriate and necessary.

## **Update Your Bookmarks!**

The Indiana Brownfields Program web site URL has been changed to [www.IN.gov/idem/land/brownfields](http://www.IN.gov/idem/land/brownfields). In this new location, you will still find the same convenient information at your finger tips!

- *Recent local and national brownfields news*
- *Information about available assistance for brownfields redevelopment*
- *The Indiana Brownfields Redevelopment Resource Guide and other reference materials*
- *Application and request forms used in the Brownfields Program*
- *Glossaries*
- *Frequently Asked Questions (FAQs)*
- *Brownfield success stories and site summaries*
- *Links to other informative brownfield web sites*





## IDOC Brownfield Grants Awarded



Urban Enterprise Associations (UEA) in Evansville, Lafayette, and South Bend were awarded brownfield site assessment grants by the Indiana Department of Commerce (IDOC) for its May 2001 grant round.

The Evansville UEA was awarded \$35,000 for the Carver Community Center. The grant will fund Phase I and Phase II environmental assessments for a property that has been used as an industrial laundry and dry cleaners, as well as an electrical motor and transformer repair facility. The Carver Community Organization plans to build a facility that will be used for an adult day care and senior center. The Carver Community Organization has already successfully redeveloped the adjacent portion of the property that houses a children's day care and after school program for low to moderate income families.

The Lafayette UEA was awarded \$33,940 for Phase I and Phase II environmental assessments of the Norfolk Southern Rail Yard. The proposed plan for redevelopment includes 10 single-family homes, a retail strip mall, a union hall/training facility, several commercial facilities, and a parking area for the Lafayette Neighborhood Housing Services, a local non-profit agency. The proposed redevelopment will also bring together two neighborhoods that have been previously bisected by the rail yard.

The South Bend UEA was awarded \$35,000 for a Phase II of the 200-acre Studebaker Corridor Project. A previous IDOC UEA brownfield grant for \$35,000 and an Indiana Brownfields Site Assessment Grant

through the Indiana Development Finance Authority for \$50,000 also have been awarded to help fund this multi-million dollar project. The proposed end use of the site is an industrial park that, when complete, will provide over 1.2 million square feet of new space and over 1,500 new jobs.

The funding for these assessments comes from the One Percent Fund. This fund is derived from businesses that participate in the Urban Enterprise Zone Program and realize at least \$1,000 in tax savings per year from the program. One percent of all tax savings from these businesses is deposited into the One Percent Fund.

The next IDOC Brownfield Grant Round will be January 2002. For more information, please contact Deanna Jeffrion of IDOC at (317)232-8917.



### Welcome New Additions to the Brownfields Program Staff!

*Pictured from left to right are Pat Colcord, Environmental Manager; Trevor Fuller, Environmental Scientist; and Andrew Scanlan, Graduate Intern.*

**Q:** What is an institutional control?

**A:** An institutional control is an instrument (such as a deed restriction, restrictive covenant, or an ordinance) that restricts the use of land. To ensure that individuals are not exposed to any remaining contamination, risk-based cleanup objectives often assume that land will not be used in certain ways. Requiring that a certain property not be used for residential purposes, or prohibiting the operation of a drinking water well in a certain area are possible examples of such restrictions. If a land use restriction is required, a Brownfields Comfort Letter or Site Status Letter may recommend or require an institutional control. IDEM's Voluntary Remediation Program typically requires institutional controls in cleanups that assume land use will be restricted.

## WEB Site Highlight



Do you ever wonder what other states in the region are doing about brownfields? The Great Lakes Regional Online Brownfields Information Network (ROBIN) web site is a great way to find out. ROBIN is an Internet clearinghouse for brownfields information in the Great Lakes region. Not only can you find out what neighboring states are doing, you can also obtain information about Canadian brownfields efforts as well. By facilitating information exchange in a regional context, ROBIN is a great tool for brownfields redevelopment.

ROBIN's main categories of information include clean-up programs, financing and development programs, real estate, technical assistance, and laws and liability. The site also highlights ideas that work, case studies, and local initiatives.

ROBIN also provides a variety of useful brownfields-related web links. Federal, regional, state/provincial and local governments, as well as not-for-profit organizations all play important roles in brownfields cleanup and redevelopment in the Great Lakes region. Links to all of these entities can be found through ROBIN'S Agency and Organizations page.

You can go to ROBIN directly at [www.glc.org/robin/](http://www.glc.org/robin/); select it as a link from the BRIDGES web site at [www.glc.org/bridges/](http://www.glc.org/bridges/), which addresses brownfields and greenfields, as well as related land use issues; or access it from our Indiana Brownfields Program home page.

## Brownfields Program

### Score Card



**94 Grants awarded**



**13 Loans approved**



**54 Comfort and Site Status Letters issued**



**34 Assessments completed or referred**

### IDEM Brownfields Program Services Provided

*Environmental Assessments, Comfort & Site Status Letters, Grants, Loans, Miscellaneous.*



Revised: August 2001

*This map includes services that are in progress as well as those already completed*



**Brownfields Bulletin** is published quarterly by the Indiana Department of Environmental Management to inform local government officials, business representatives and interest groups about brownfields redevelopment initiatives and success stories from within and beyond the state. A brownfield site is an industrial or commercial property that is abandoned, inactive or underutilized due to actual or perceived environmental contamination. IDEM's overall mission is to make Indiana a cleaner, healthier place to live. IDEM's brownfields initiative helps communities remove barriers for sustainable growth. Comments and ideas are welcome; e-mail Sandy Bardes of the IDEM Brownfields Program. For address changes or to be added or deleted from the mailing list, call (800) 451-6027, press 0 and ask for ext. 2-4402, or call (317) 232-4402 or e-mail dchester@dem.state.in.us.

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**IDEM's toll-free number:** (800) 451-6027, press 0 and ask for a person by name or number, or dial direct.

## Who Can Help

### Technical and educational assistance

*Indiana Department of Environmental  
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(listed at top right)*  
100 N. Senate Ave., Suite 1101  
P.O. Box 6015  
Indianapolis, IN 46206-6015  
[www.in.gov/idem/land/brownfields](http://www.in.gov/idem/land/brownfields)

### Financial assistance

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Indiana Department of Environmental